

ENSURING LOCAL CONTROL ON AFFORDABLE HOUSING



State Senator

**Dan
Debicella**



Dear, Neighbor:

Last fall, I talked about changing Connecticut state law to prevent companies like Avalon Bay from using affordable housing laws to force their way into our community. Since then, more developers (like the ones on Oronoque Lane in Stratford) have threatened to do the same. Enough is enough. Last week, I introduced legislation to ensure that local communities control their own zoning.

I have introduced legislation to repeal Section 8-30g of State Statutes – the law that allows a developer to sue if they are denied by a town to build developments if a portion of units are classified as affordable housing. Developers like Avalon Bay use this loophole to take control away from local officials and allow courts to force affordable housing on our towns. While affordable housing is an admirable goal, it should be local communities – not the developers and courts – who decide how to implement it.

My legislation will return control of affordable housing where it belongs – with us locally. Towns like Shelton and Stratford will be able to decide where and how affordable housing is developed.

At the same time, I believe we should provide incentives for communities who choose to develop affordable housing (which is a real issue for many people in our area). My legislation would give financial bonuses to towns who build new affordable housing. This would defray the educational and service costs for new residents in affordable housing. My hope is that we replace the court-ordered “command-and-control” approach to one of local control, with incentives for those towns who choose to build new affordable housing.

My goal is for all legislators, Republicans and Democrats, to join me in preventing Avalon Bay and other developers from forcing their will on our communities – as they are trying to do in Stratford and Shelton right now.

If you want more information on this bill, or if there is anything I can do for you or your family, please do not hesitate to contact me at (800) 842-1421 or at dan.debicella@cga.ct.gov.

Sincerely,

A handwritten signature in black ink that reads "Dan". The signature is stylized with a large, flowing "D" and a simple "an".

Dan Debicella